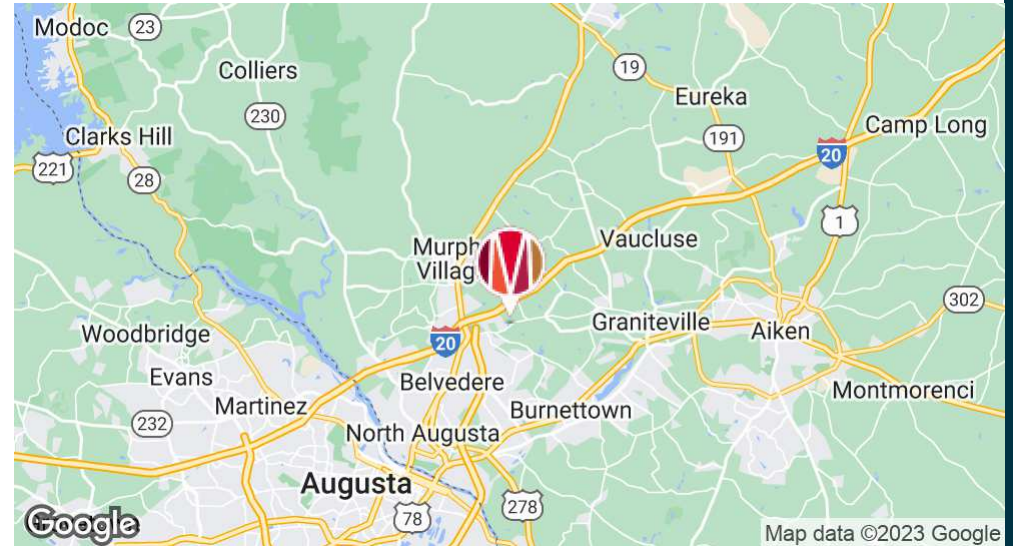


FOR SALE

Ascauga Lake Road

North Augusta, SC 29841

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$27,000
Lot Size:	0.69 Acres
Price/Acre:	\$39,130

PROPERTY OVERVIEW

Hard to find! Homesite in beautiful part of North Augusta on Ascauga Lake Rd.

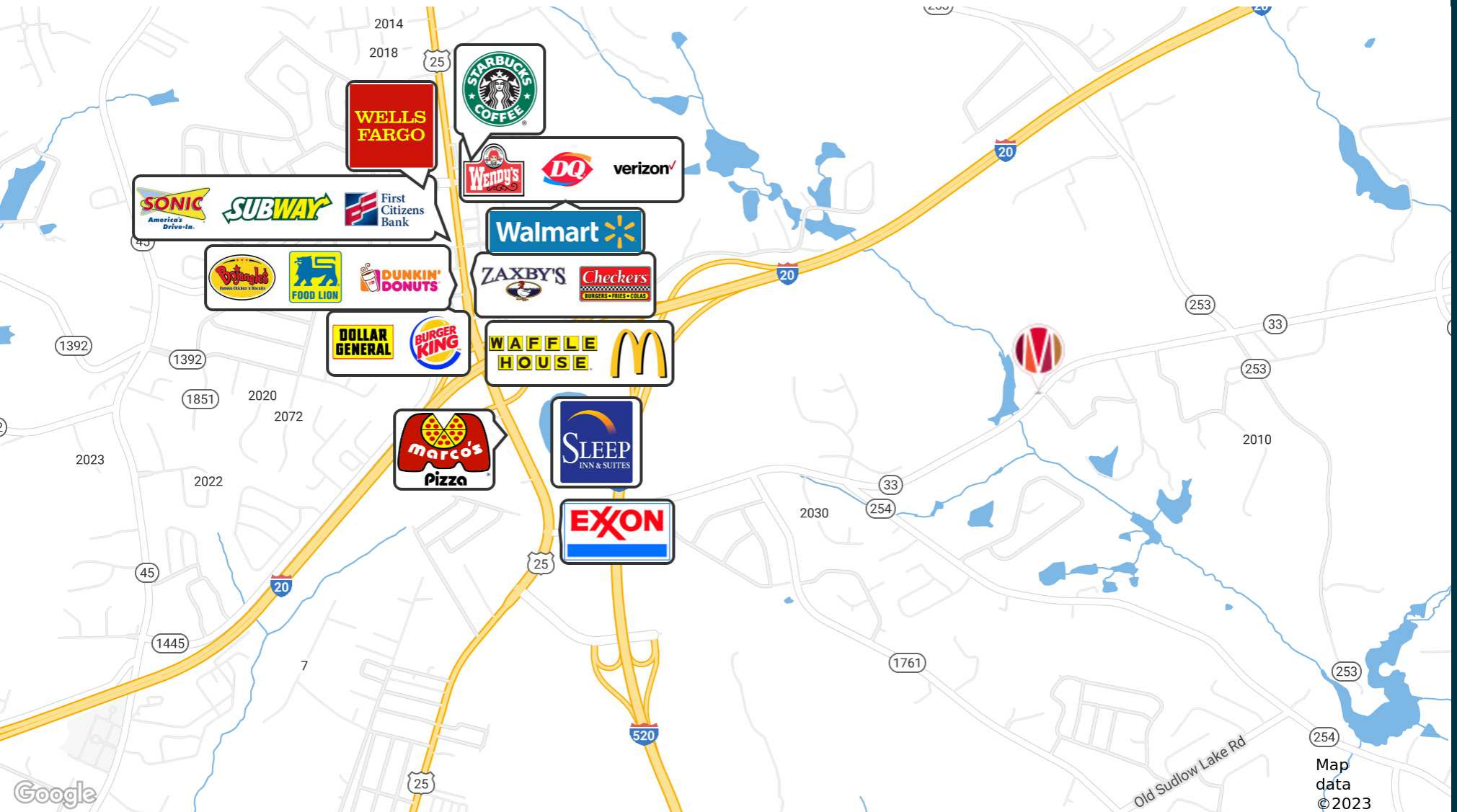
LOCATION OVERVIEW

Just east of Hwy 25 on Ascauga Lake Rd near Wetland Way.

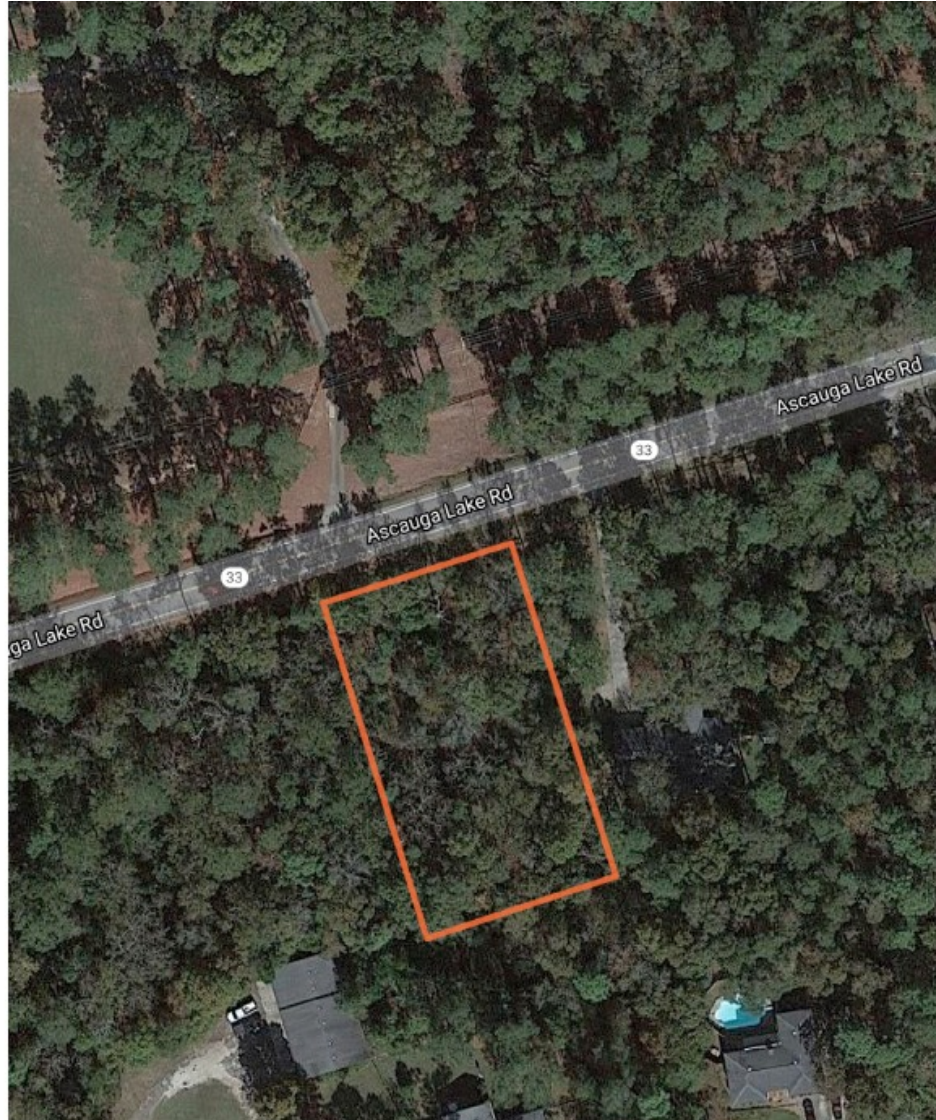
PROPERTY HIGHLIGHTS

- North Augusta homesite
- Desirable area

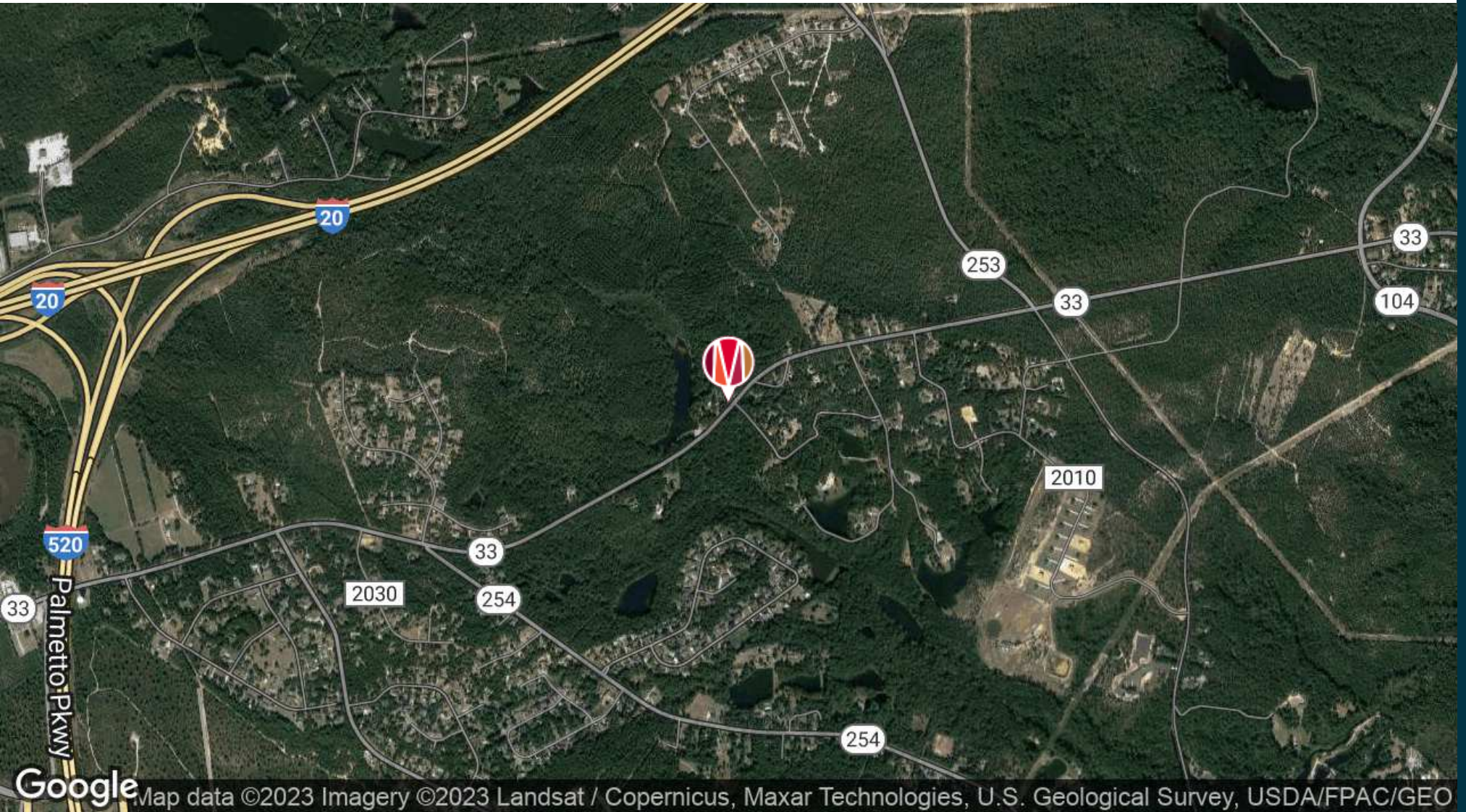
RETAILER MAP



ADDITIONAL PHOTOS



AERIAL

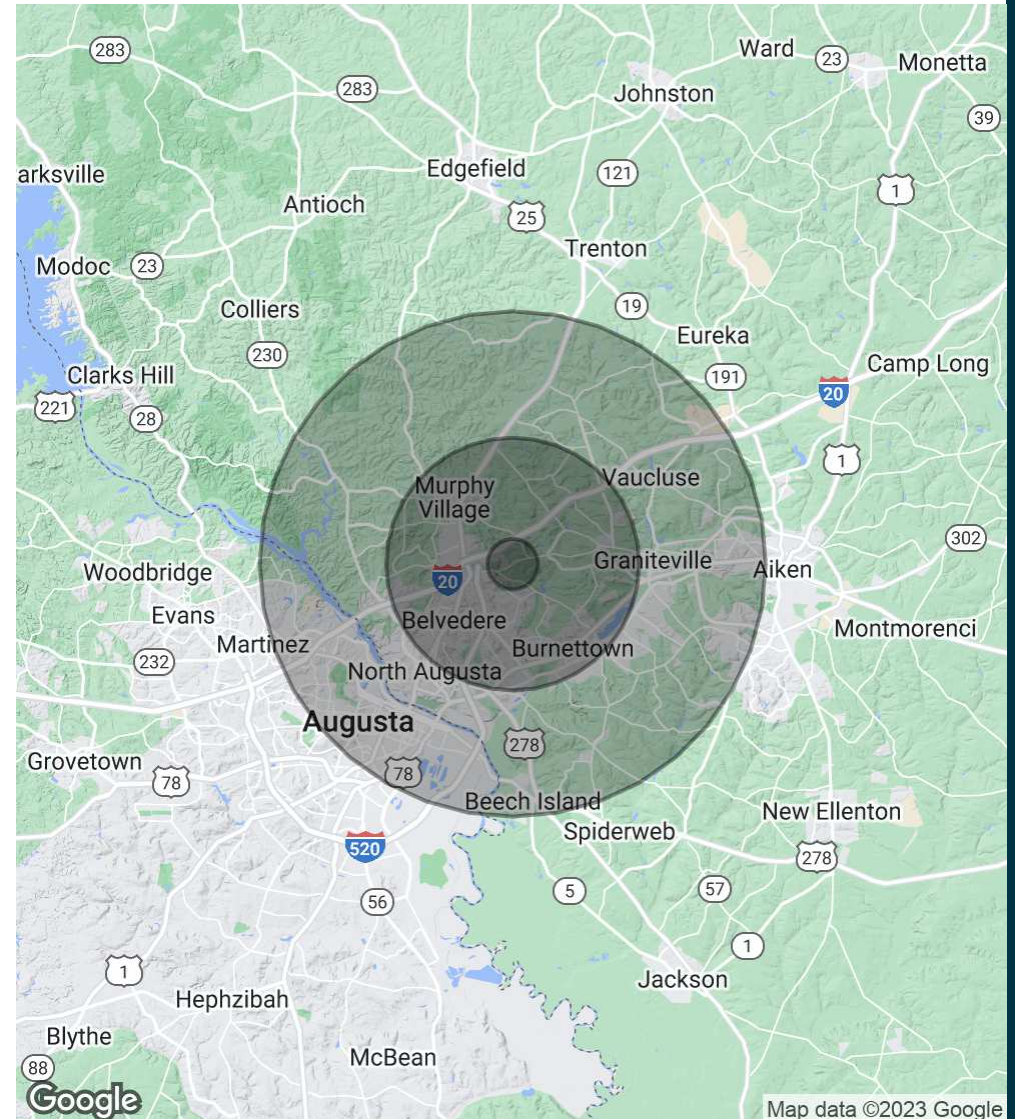


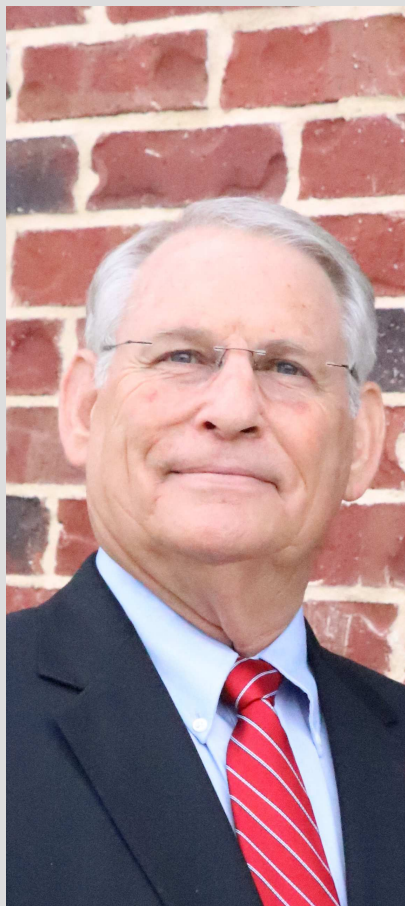
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,087	37,656	135,709
Average Age	36.9	37.9	37.7
Average Age (Male)	35.4	36.5	36.4
Average Age (Female)	38.0	38.6	39.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	392	14,519	55,415
# of Persons per HH	2.8	2.6	2.4
Average HH Income	\$93,420	\$56,921	\$52,892
Average House Value	\$179,321	\$135,497	\$150,572

** Demographic data derived from 2020 ACS - US Census*





TRAVIS REED, CCIM

Vice President, Associate Broker

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Cell: 706.836.8091

PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap and sporting clays and serves on the board of directors of Pinetucky Gun Club.

SC #67337 // GA #302716

MEYBOHM COMMERCIAL PROPERTIES

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